

# Article 4 | Zoning Districts

## Sec. 4.1 General

### 4.1.1 Establishment of Districts

- A. The following zoning districts are hereby established, and are intended to implement the Comprehensive Plan. Each district is only appropriate in development tiers where it effectively implements the plan, as set forth below.

		Development Tier					Former Districts
Symbol	District	Rural	Suburban	Urban	Compact Neighborhood	Downtown	
Residential Districts							
RR	Residential Rural	✓	✓				RD
RS-20	Residential Suburban – 20	✓ <sup>1</sup>	✓				R-20
RS-10	Residential Suburban – 10		✓				R-10, R-15
RS-8	Residential Suburban – 8		✓				R-8
RS-M	Residential Suburban Multifamily		✓				RM-8, RM-12, RM-16
RU-5	Residential Urban – 5			✓	✓ <sup>3</sup>		R-5
RU-5(2)	Residential Urban – 5 (2) (duplexes allowed)			✓	✓ <sup>3</sup>		R-3
RU-M	Residential Urban Multifamily			✓	✓ <sup>3</sup>		RM-16, RM-20
RC	Residential Compact		✓ <sup>2</sup>		✓		ITOD-CN, RM-CN
Nonresidential Districts							
CI	Commercial Infill			✓	✓		--NEW--
CN	Commercial Neighborhood	✓	✓	✓	✓		NC
OI	Office and Institutional	✓	✓	✓	✓		O&I-1, O&I-2
CG	Commercial General	✓	✓	✓	✓		GC
SRP	Science Research Park		✓				RSCH, RAD
IL	Industrial Light		✓	✓	✓		I-2, CT
I	Industrial	✓	✓	✓			I-3
Planned Districts							
PDR	Planned Development Residential		✓	✓			PDR
UC	University and College		✓	✓	✓		UC
UC-2	University and College-2			✓			--NEW--
CC	Commercial Center		✓	✓			SC
IP	Industrial Park		✓	✓			I-1
MU	Mixed Use		✓	✓	✓		MU
Design Districts							
CD-C	Compact Design - Core				✓		--NEW--
CD-S1	Compact Design – Support 1				✓		--NEW--
CD-S2	Compact Design - Support 2				✓		--NEW--
CD-P	Compact Design – Pedestrian Business				✓		--NEW--
DD-C	Downtown Design - Core					✓	--NEW--
DD-S1	Downtown Design - Support 1					✓	--NEW--

		Development Tier					Former Districts
Symbol	District	Rural	Suburban	Urban	Compact Neighborhood	Downtown	
DD-S2	Downtown Design - Support 2					✓	--NEW--
<b>Overlays</b>							
-P	Neighborhood Protection Overlay	✓	✓	✓	✓		P
-TO	Transitional Office Overlay		✓	✓			TO
-A60 -A65	Airport Overlay	✓	✓				60 to 65 LDN Above 65 LDN
-MTC	Major Transportation Corridor Overlay	✓	✓	✓	✓		MTC, I-540
-H	Historic Districts & Landmarks Overlay	✓	✓	✓	✓	✓	Historic District Overlay
M/LR-A, -B	Watershed Protection Overlays Lake Michie/Little River District	✓	✓				M/LR-A, -B
F/J-A, -B	Falls/Jordan District	✓	✓	✓			F/J-A, -B
E-A, -B	Eno River District	✓	✓	✓			E-A, -B

<sup>1</sup> Within Rural Villages as designated in the Comprehensive Plan only

<sup>2</sup> Within Suburban Transit Areas as designated in the Comprehensive Plan only, using Support Area standards as defined in Sec. 6.5, Residential Compact (RC) Development Intensity.

<sup>3</sup> Applying the infill standards of Sec. 6.8, Infill Development in Residential Districts, only.

**Commentary:** Downtown Design District Core, Support 1, and Support 2 are the only districts allowed in the Downtown Tier. Therefore the Downtown Tier boundary and the Downtown Design District boundary are the same.

- B.** All development plans approved as part of a rezoning action shall continue in force, except as may be modified in the future under the provisions of paragraph 3.5.12, Deviations from Approved Development Plans.

#### 4.1.2 Development Tier Map

- A.** The Development Tier Map is intended to ensure that development reflects the character of the area within which it occurs and to minimize the cost of extending infrastructure into areas inappropriately. The tiers shown on the map shall function as overlays, establishing guidelines within which different development patterns, intensities, and densities shall be utilized. The development tiers shall include the following:
- 1.** The Rural Tier – That area of Durham that lies outside the Suburban Tier and largely within watershed critical areas within which development should maintain a rural focus to encourage preservation of agriculture and protect important water resources. Development within this area should feature large lots to minimize demands on infrastructure, with limited commercial areas.
  - 2.** The Suburban Tier – That area not included within the Downtown, Compact, Urban, or Rural Tiers in which urban services are expected to be provided with development at traditional suburban densities and patterns. This area is anticipated to absorb the majority of Durham’s population growth and its attendant demands for housing,

employment, and goods and services, including opportunities for affordable housing and recreation.

3. The Urban Tier – That area surrounding the historic downtown of the City within which development was concentrated prior to the 1960s. Within this area, development should maintain an urban form with small lot sizes and differing uses in proximity to one another.
  4. The Compact Neighborhood Tier – That area near planned transit stations, within which development is intended to be transit-, bicycle- and pedestrian-oriented to enhance the street level experience and provide a mixture of goods and services. Auto-oriented and low intensity uses shall be discouraged.
  5. The Downtown Tier – That area covered by the Downtown Master Plan within which development is intended to be transit- and pedestrian-oriented in order to enhance the street level experience and provide a mixture of goods and services near transit. Auto-oriented and low intensity uses are discouraged.
- B. The location and boundaries of the development tiers described throughout this Ordinance shall be as shown on the geographic coverage layer entitled "Tiers" that is maintained as part of the City's and County's geographic information systems (GIS) under the direction of the Planning Director, or designee. This depiction of tier boundaries shall constitute the Development Tier Map for the City's and County's jurisdiction and is adopted into this Ordinance by reference. The City or County Clerk, as appropriate, may, upon validation by the Planning Director, or designee, certify a paper copy of the Development Tier Map, or portions of the map, as a true and accurate copy of the Development Tier Map, or a portion thereof.
- C. The Planning Director or designee shall revise the Development Tier Map when amendments are passed by the governing body in accordance with Sec. 3.4, Comprehensive Plan Adoption/Amendment. Such revisions shall be made as soon as possible after the effective date of the amendment but in no event later than five days after the effective date.
- D. No unauthorized person may alter or modify the Development Tier Map. The Planning Director, or designee, shall correct errors in the map as they are discovered.
- E. The Planning Director, or designee, shall revise the Development Tier Map, if necessary, following an interpretation of a Boundary Watershed Critical Area pursuant to paragraph 4.11.3, Rules for Interpretation of Overlay Boundaries, or an interpretation of zoning district boundaries pursuant to 4.1.4, Rules for Interpretation of District Boundaries.
- F. The Planning Director, or designee, may authorize printed copies of the Development Tier Map to be produced and shall maintain digital or printed copies of superseded copies of the map for historical reference.

#### **4.1.3 Official Zoning Map**

- A. The location and boundaries of zoning districts shall be as shown on a geographic coverage layer entitled "Zoning" that is maintained as part of the City's and County's geographic information system (GIS) under the direction of the Planning Director, or designee. This depiction of zoning boundaries as shown on the GIS system shall constitute the Official Zoning Map for the City's and the County's zoning jurisdiction, and is adopted into this Ordinance by reference. The City or County Clerk, as applicable, may upon validation by the

Planning Director, or designee, certify a paper copy of the Official Zoning Map, or portions of the map, as a true and accurate copy of the Official Zoning Map, or a portion thereof, under the authority of GS 160A-79(b) and GS 153A-50.

- B. The Planning Director, or designee, shall revise the Official Zoning Map when amendments are passed by the governing body in accordance with Sec. 3.5, Zoning Map Change. The Planning Director, or designee, shall correct errors in the map as they are discovered.
- C. No unauthorized person may alter or modify the Official Zoning Map. Errors in the Official Zoning Map shall be corrected as they are discovered, and the corrected information shown on the GIS system.
- D. The Planning Director, or designee, may authorize printed copies of the Official Zoning Map to be produced, and shall maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.

#### **4.1.4 Rules for Interpretation of District Boundaries**

- A. The Planning Director, or designee, may authorize periodic changes to the boundaries of the Official Zoning Map in conformance with this section.
  - 1. Interpretations of zone boundaries, except for watershed overlay boundaries, may be appealed to the Board of Adjustment.
  - 2. Interpretations regarding watershed overlay boundaries shall be performed pursuant to paragraph 4.11.3, Rules for Interpretation of Overlay Boundaries.
- B. **Boundaries That Follow Lot Lines**
  - 1. A boundary shown on the Official Zoning Map as following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established, as shown on maps submitted or used when the boundary was established.
  - 2. If, subsequent to the establishment of the zoning boundary, a property line adjustment is made based upon a court ruling, the zoning boundary shall be construed to move with the lot line or parcel boundary if the adjustment is less than 10 feet.
- C. **Boundaries That Do Not Follow Lot Lines**
  - 1. Where the ordinance establishing a zoning boundary identifies the boundary as following a particular natural feature such as a ridgeline, contour line, a river, stream, lake or other water course, or reflects a clear intent that the boundary follow the feature, the boundary shall be construed as following that feature as it actually exists. If, subsequent to the establishment of the boundary, such natural feature should move as a result of natural processes (slippage, subsidence, erosion, flooding, sedimentation, etc.), the boundary shall be construed as moving with the natural feature.
  - 2. A boundary shown on the Official Zoning Map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or a minor realignment (such as at an intersection), the boundary shall be construed with moving with the centerline only if the centerline is moved no more than 25 feet.

3. A boundary shown on the Official Zoning Map as approximately parallel to, or as an apparent extension of, a feature described above shall be construed as being actually parallel to, or an extension of, the feature.
4. If a zoning boundary splits an existing lot or parcel, the metes and bounds description, if one was submitted at the time the zoning boundary was established, shall be used to establish the boundary.
5. If the specific location of the boundary cannot be determined from application of the above rules to the Official Zoning Map, it shall be determined by scaling the mapped boundary's distance from other features shown on the map.

## **Sec. 4.2 Residential District Intent Statements**

### **4.2.1 Residential Rural District (RR)**

The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited.

This district is used to implement the Comprehensive Plan within those areas shown as the Rural Tier. Lands within other Tiers that have existing RR zoning are acknowledged; however, such lands may be rezoned to more intensive zoning districts consistent with the Comprehensive Plan. The regulations of this district are designed to discourage the development of urban services and to encourage the maintenance of an open and rural character.

Development guidelines for this district may be found in Sec. 6.2, Residential Rural (RR) Development Intensity.

### **4.2.2 Residential Suburban Districts (RS-20, RS-10, RS-8, RS-M)**

The RS Districts are established to provide for orderly suburban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the suburban neighborhood. Multifamily development is permitted in areas designated RS-M, which should have convenient access to arterial streets and nearby civic, commercial or employment uses.

The RS Districts are used to implement the Comprehensive Plan within those areas shown as the Suburban Tier and within Rural Villages (as designated in the Comprehensive Plan) within the Rural Tier.

Development guidelines for these districts may be found in Sec. 6.3, Residential Suburban (RS) Development Intensity.

### **4.2.3 Residential Urban Districts (RU-5, RU-5(2), RU-M)**

The RU Districts are established to provide for orderly urban residential development and redevelopment. A limited number of nonresidential uses are allowed, subject to the restrictions necessary to preserve the character of the urban neighborhood. Such uses should have convenient access to arterial streets and nearby civic, commercial or employment uses.

The RU Districts are used to implement the Comprehensive Plan within those areas shown as the Urban Tier.

Development guidelines for these districts may be found in Sec. 6.4, Residential Urban (RU) Development Intensity.

### **4.2.4 Residential Compact District (RC)**

The RC District is established to promote well-integrated new residential and civic development close to designated and future regional transit stations. The district is intended to ensure that new development takes advantage of compatible, higher density, transit-friendly design opportunities in close proximity to transit systems. New development in this

district requires both pedestrian orientation and human scale in architecture at the street level.

The RC District is used to implement the Comprehensive Plan within those areas shown as the Compact Neighborhood tier and the Suburban Transit Areas (as designated in the Comprehensive Plan) within the Suburban Tier.

Development guidelines for this district may be found in Sec. 6.5, Residential Compact (RC) Development Intensity.

## **Sec. 4.3 Nonresidential District Intent Statements**

Development guidelines for all nonresidential districts may be found in Sec. 6.10, Nonresidential District Development Intensity.

### **4.3.1 Commercial Infill (CI)**

The Commercial Infill (CI) District is established to provide for small commercial and mixed use nodes within the Compact Neighborhood and Urban Tiers. These nodes are intended to provide for pedestrian-oriented development that supports the surrounding residential neighborhoods, and have limited vehicular accommodation. The CI District is only appropriate in locations that have direct access to residential neighborhoods. Businesses within the District should be sited to maximize visibility, convenience, and accessibility for pedestrians.

The CI District is used to implement the Comprehensive Plan within those areas shown as the Urban and Compact Neighborhood Tier.

### **4.3.2 Commercial Neighborhood (CN)**

The CN District is established to provide for modest-scale commercial centers (as defined in Article 6) in close proximity to residential areas that offer limited commercial uses to satisfy the needs of the surrounding neighborhood. Compatibility is facilitated through design standards and buffering that provide for walkable, pedestrian-oriented development that complements nearby residential neighborhoods. The district is not intended for use by major or large-scale commercial sales, service or automotive-oriented activities. The CN District is only appropriate in locations that have direct access to residential neighborhoods.

The CN District is used to implement the Comprehensive Plan within those areas shown as the Rural, Suburban, Urban or Compact Neighborhood Tiers.

### **4.3.3 Office and Institutional (OI)**

The OI District is established for employment and community service activities. Some support facilities and residential uses are also allowed when compatible with surrounding uses. The OI district is designed for use on sites that have convenient access to arterials, since development of moderate to high intensity is allowed.

The OI District is used to implement the Comprehensive Plan within those areas shown as part of the Rural, Suburban, Urban, or Compact Neighborhood Tiers.

### **4.3.4 Commercial General (CG)**

The CG District is established to provide for a wide variety of commercial activities of varying scales that are designed to be served by major thoroughfares. It is the intent of this district to provide sufficient size and depth of property to meet business needs, yet maintain safe traffic flows. Businesses in this district should be sited convenient to automotive traffic. Development in the CG District should provide safe pedestrian access to adjacent residential areas.

The CG District is used to implement the Comprehensive Plan within those areas shown as part of the Rural, Suburban, Urban, or Compact Neighborhood Tiers.



#### **4.3.5 Science Research Park (SRP)**

The SRP District is established to provide an area for business and scientific research and development, for training, and for production of prototype products, plans or designs in a low-density, open, campus-like setting. The purpose of such production is limited to research, development or evaluation of the merits of those products, plans or designs. The district is intended to accommodate research facilities, pilot plants, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Offices and support services are allowed.

The SRP District is used to implement the Comprehensive Plan within those areas shown as the Suburban Tier.

#### **4.3.6 Industrial Light (IL)**

The IL District is established to provide for a wide range of light manufacturing, warehousing, and wholesaling activities as well as offices and some support services, all subject to minimum design standards intended to ensure such development is compatible with high visibility areas. Standards of this district are designed to minimize impacts on the environment and to assure compatibility with the surrounding area. It is the intent of this district to offer sites for those industries whose operations, exposure, location or traffic have minimal impact on adjacent properties.

The IL District is used to implement the Comprehensive Plan within those areas shown as the Suburban, Urban, or Compact Neighborhood Tiers.

#### **4.3.7 Industrial (I)**

The I District is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IL District. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential development.

The I District is used to implement the Comprehensive Plan within those areas shown as the Rural, Suburban or Urban Tiers.

## **Sec. 4.4 Planned District Intent Statements**

Development guidelines for all planned districts may be found in Sec. 6.11, Planned Districts.

### **4.4.1 Planned Development Residential (PDR)**

The PDR District is established to allow for design flexibility in residential development. The district is intended to encourage efficient use of the land and public services and to promote high quality design that will provide a variety of dwelling types as well as adequate support services and open space for the residents of the development. The district regulations are intended to allow innovative development that is integrated with proposed adjacent uses and compatible with existing patterns of development.

The PDR District is used to implement the Comprehensive Plan within those areas shown as the Suburban or Urban Tiers.

### **4.4.2 University and College Districts (UC and UC-2)**

The UC Districts are established to allow for growth and development of colleges and universities, while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying major new development.

Development in the UC Districts shall be designed for a mix of integrated university-related, uses, linked by pedestrian ways, bikeways, and other transportation systems. Development in these districts shall also encourage reduced auto use, mitigate environmental impacts, conserve energy resources and achieve visual continuity in the siting and scale of buildings.

The UC Districts are used to implement the Comprehensive Plan within those areas shown as part of the Suburban, Urban or Compact Neighborhood Tiers.

### **4.4.3 Commercial Center (CC)**

The CC District is established to provide for orderly development of commercial services in a unified setting on large parcels of land (generally over ten acres in size to serve residential neighborhoods within a three to five mile radius of the site). It is the intent of this district to encourage a concentration of commercial activities surrounding a node such as the intersection of two arterials with an overall design scheme, rather than strip commercial areas. The district is intended to provide a wide range of retail and service activities that serve many neighborhoods. Residential uses generally are not appropriate in the CC District. Development in the CC district should provide safe pedestrian access to adjacent residential areas.

The CC District is designed for use on sites at major intersections that are capable of handling the proposed traffic. The CC District should not be located where primary access is from any connector-level street.

The CC District is used to implement the Comprehensive Plan within those areas shown as part of the Suburban or Urban Tiers.

### **4.4.4 Industrial Park (IP)**

The IP District is established to provide for orderly development of manufacturing, research and support activities in a unified campus-style setting. The district is intended to ensure development that is compatible with adjacent uses. The district provides for a range of uses to be developed with an overall design.

The IP District is used to implement the Comprehensive Plan within those areas shown as part of the Suburban or Urban Tiers.

#### **4.4.5 Mixed Use (MU)**

The MU District is established to provide innovative opportunities for an integration of diverse but compatible uses into a single development that is unified by distinguishable design features. In addition to a mixture of compatible uses, development in this district shall provide amenities, walkways and open space to increase pedestrian activity, decrease reliance on individual vehicles, foster transit usage, enhance the attractiveness of Durham City and County, improve the overall quality of life, and provide for the welfare of the citizens.

The MU District is used to implement the Comprehensive Plan within those areas shown as the Suburban, Urban or Compact Neighborhood Tiers.

## **Sec. 4.5      Design District Intent Statements**

Development guidelines for all design districts may be found in Sec. 6.12, Design Districts.

### **4.5.1      Downtown Design (DD)**

The Downtown Design (DD) District is established to encourage intense development and pedestrian activity through regulations appropriate to the downtown area. It focuses on the form of the private and public realm instead of on use and intensity. The standards encourage a vital downtown economy that enhances Durham's position as a commercial, cultural and entertainment hub of the region while increasing livability. The DD district is intended to work in tandem with the Downtown Durham Master Plan and updates. Downtown Design District Core, Support 1, and Support 2 are the only districts allowed in the Downtown Tier. Therefore the Downtown Tier boundary and the Downtown District boundary are the same.

### **4.5.2      Compact Design (CD)**

The Compact Design (CD) District is intended to encourage development of appropriate urban intensity and pedestrian activity by focusing on the form of development and how it shapes the streetscape. The CD District includes the dense core surrounding the future transit station area as well as adjacent areas that provide a transition from the dense core to less intense, surrounding areas.

## Sec. 4.6 Neighborhood Protection Overlay (-P)

**Commentary:** This overlay district would be used to help protect the character of specific neighborhoods. An example might be providing flexibility for infill projects in an older area that has retained its original pattern of development, to ensure maintenance of the existing character of the neighborhood.

### 4.6.1 Purpose

The purpose of the Neighborhood Protection Overlay is to protect and preserve the established character of existing neighborhoods by limiting the flexibility of underlying base districts in order to more effectively match the density, intensity or established character of an existing area. The overlay may also be used to establish specific design guidelines that are more detailed than the standards of this Ordinance for use during review of development within the overlay.

### 4.6.2 Establishment of Overlay

- A. A Neighborhood Protection Overlay may only be established as both a zoning map change in accordance with the requirements of Sec. 3.5, Zoning Map Change, to reflect the boundaries of the designated overlay, and a text amendment in accordance with the requirements of Sec. 3.19, Text Amendment, to codify the standards established within the overlay.
- B. Multiple Neighborhood Protection Overlays shall not be designated over any individual property. A property may only be located within one Neighborhood Protection Overlay.
- C. The overlay and any associated standards or guidelines shall reflect the prevalent intensity and consistent building design in the neighborhood, to ensure that new development reflects the identifiable physical character of the area. The standards or guidelines proposed for the overlay shall be included with the original petition for designation as defined in paragraph 4.6.3, Modification of Standards.
- D. The Planning Director, or designee, shall review any proposed overlay and any associated standards or guidelines to determine their conformity with the requirements of this section. As part of this review, the Planning Department shall hold at least one neighborhood meeting to ensure continued neighborhood support for the request prior to initiating the public hearing process.
- E. No review fee shall be required in the establishment of a Neighborhood Protection Overlay.

### 4.6.3 Modification of Standards

- A. A Neighborhood Protection Overlay may allow for the modification of any of the following standards within this Ordinance:
  - 1. Restrictions to the use regulations in Article 5, Use Regulations (the proposed standards may impose stricter limitations governing uses than allowed by the underlying zoning but shall not permit uses not allowed by the underlying districts);
  - 2. District intensity standards in Article 6, District Intensity Standards;
  - 3. Site design standards in Article 7, Design Standards;
  - 4. Tree protection and tree coverage standards in Article 8, Environmental Protection;

5. Landscaping and buffering standards in Article 9, Landscaping and Buffering; or
  6. Sign standards in Article 11, Sign Standards.
- B.** A Neighborhood Protection Overlay may allow for restrictions on building design or placement details, including scale, mass, materials, and architectural style.
- C.** Any modified standards and regulations applicable within a Neighborhood Protection Overlay shall be expressly set forth in the overlay district at the time of adoption.

#### **4.6.4 Design Guidelines**

Where appropriate, a Neighborhood Protection Overlay may require the application of specific design guidelines in the review of development. Such guidelines shall be established as part of the overlay district at the time of adoption, and implemented through review and approval of site plans pursuant to Sec. 3.7, Site Plan Review, or architectural review pursuant to Sec. 3.23, Architectural Review.

#### **4.6.5 Tuscaloosa-Lakewood Neighborhood Protection Overlay**

**A. Purpose**

The purpose of this section is to establish additional standards to ensure that new development protects and preserves the established character of the neighborhood as defined on the official zoning map.

**B. Applicability**

This section shall apply to the boundaries of the Tuscaloosa-Lakewood Neighborhood Protection Overlay as shown on the official Zoning Map.

**C. General Standards**

**1. Landscaping**

This section shall apply to construction of any primary structure.

- a.** Trees, other than *Pinus* genus, located within required yards shall be retained unless removal is required to accommodate vehicular and pedestrian access or utilities, or the following is demonstrated by a certified arborist;

- (1) The tree is determined to be unhealthy; or
- (2) The tree would not survive construction activity.

- b.** A minimum of 3% tree coverage, met through preservation, replacement, or a combination thereof per Sec. 8.3, Tree Protection and Tree coverage, is required regardless of the underlying zoning district.

- c.** For single-family development, the above requirements are applicable until a Certificate of Compliance has been issued for the residence on an individual single-family lot.

**2. Lot Design**

No flag lots shall be permitted.

**3. Building Height**

The maximum height of a new building shall be 35 feet.

**D. Single-Family Residential Structures and Duplexes**

**1. Site Design**

- a. The minimum lot width shall be 50 feet.
- b. Driveways shall have a maximum width of 12 feet within the required street yard and at all points in front of the rear building line of the primary structure.

**2. Building Design**

- a. Garages or carports facing the street shall be limited to a single bay unless located to the rear of the residential structure, in which case two bays may be permitted. In no case shall a garage or carport extend in front of the front building line of the residential portion of the structure.
- b. New primary structures shall not have the same elevation with the same architectural features as existing primary structures, or those in process of being built, on the same block face. Review and approval of elevations through architectural review pursuant to Sec. 3.23, Architectural Review, shall be required prior to issuance of a building permit. The following shall be demonstrated:

- (1) The architectural design of the proposed structure creates a unique elevation compared to other structures on the same block face, through the modulation of some or all of the following architectural features:
  - (a) Length, width and massing of the structure;
  - (b) Number of stories;
  - (c) Façade materials;
  - (d) Porches and other similar articulation of the front façade;
  - (e) Number and location of doors and windows; and
  - (f) Roof style and pitch.
- (2) The design of structures of the same architectural style as other structures on the same block face is varied enough from other similar structures to ensure architectural variety through the modulation of the features listed above.
- (3) If no more than two primary structures exist on a block face, then the context area for determining the above criteria shall be extended to include the nearest block faces within the neighborhood protection overlay, in all directions, with more than two structures.

**3. Housing Types**

Duplexes shall not be permitted within the RU-5(2) zoning district.

**E. Multiple-Family Residential**

**1. Building Design**

- a. New primary structures shall maintain a single-family detached residential appearance and scale. Residential appearance and scale shall expressly include

details from residential uses within the context area as defined in paragraph 6.8.4A, Context Area. Review and approval of elevations and other design details through site plan review pursuant to Sec. 3.7, Site Plan Review, or architectural review pursuant to Sec. 3.23, Architectural Review, as applicable, shall be required prior to the issuance of a building permit or site plan approval as applicable. Such details shall include the following features:

- (1) Roof type, including extent of eaves and eave ornamentation, if any;
- (2) Porches or other similar articulation of the front façade, including typical porch details associated with specific architectural styles found in the context area;
- (3) Façade materials; and
- (4) Size, pattern, style, and location of windows and doors.

- b.** If no more than two primary structures exist within the context area, then the context area for determining the above criteria shall be extended to include the nearest block faces within the neighborhood protection overlay, in all directions, with at least two structures.

## **2. Housing Types**

Multi-family structures shall be limited to multiplexes.

## **F. Non-Residential Uses and Structures**

### **1. Landscaping**

No buffer reductions permitted per paragraph 9.4.5C, Urban, and Compact Neighborhood Tier Constructed Buffer, shall be permitted.

### **2. Building Design**

- a.** Any reconstruction, additions and/or renovations to structures originally designed for residential use but converted to non-residential use, shall maintain a single-family detached residential appearance. Residential appearance shall expressly include details from residential structures, or former residential structures, within the context area as defined in paragraph 6.8.4A, Context Area. Review and approval of elevations and other design details through site plan review pursuant to Sec. 3.7, Site Plan Review, or architectural review per Sec. 3.23, Architectural Review, as applicable, shall be required prior to the issuance of a building permit or site plan approval as applicable. Such details shall include the following features:

- (1) Roof type, including extent of eaves and eave ornamentation, if any;
- (2) Porches or other similar articulation of the front façade including typical porch details associated with specific architectural styles found in the context area;
- (3) Façade materials; and
- (4) Size, pattern, style, and location of windows and doors.



- b.** If no more than two primary structures exist within the context area, then the context area for determining the above criteria shall be extended to include the nearest block faces within the neighborhood protection overlay, in all directions, with at least two structures.

## **Sec. 4.7 Transitional Office Overlay (-TO)**

### **4.7.1 Purpose**

The Transitional Office Overlay is established to allow an orderly transition of land use from residential use to relatively small-scale office use of lots and parcels fronting major roadways, while maintaining a predominantly residential property appearance and building scale.

### **4.7.2 Designation of Transitional Office Overlay**

- A.** A Transitional Office Overlay may only be established as a zoning map change in accordance with the requirements of Sec. 3.5, Zoning Map Change.
- B.** A Transitional Office Overlay may be established in any residential base district, and may be established over more than one residential base district.

### **4.7.3 Permitted Uses**

- A.** Any use permitted by right, subject to limitations, or through special use permit in the underlying base districts shall be permitted in the overlay.
- B.** The following uses or use categories shall be permitted in addition to the uses permitted in the underlying zoning district. No retail sales shall be permitted as a primary use in the overlay.
  - 1.** Upper-story residential;
  - 2.** Medical facilities (other than hospitals);
  - 3.** Offices;
  - 4.** Animal hospitals, veterinary clinics, animal boarding places (all without outdoor pens or runs);
  - 5.** Artist galleries;
  - 6.** Artist studios; and
  - 7.** Diet houses.

### **4.7.4 Special Development Standards**

- A.** New buildings in the Transitional Office Overlay shall maintain a single-family detached residential appearance and scale. Residential appearance and scale shall expressly include details from residential uses within 150 feet of the overlay area. Such details may include the following features:
  - 1.** Roof type, including extent of eaves, if any;
  - 2.** Porches or other similar articulation of the front façade;
  - 3.** Size, pattern and location of windows and doors; and
  - 4.** Garage or parking location.
- B.** The underlying district dimensional standards shall be met, except where expressly modified in this paragraph.

1. The maximum height of a new building shall be 35 feet.
  2. The maximum length of a new building shall not exceed 80 feet.
  3. The maximum floor area of any nonresidential use in the overlay or aggregation of multiple nonresidential uses in a single building shall be 5,000 square feet.
- C.** All nonresidential activity (except that allowed within a residential district) shall occur within a completely enclosed building.
- D.** The residential appearance of buildings shall be furthered by the retention of street lawns free of vehicle parking. All off-street parking spaces shall be located no closer to the principal street than the front building line, regardless of any required yard or building setback.

## **Sec. 4.8 Airport Overlay (-A60, -A65)**

### **4.8.1 Purpose**

The Airport Overlay is established to contribute to the safe operation of airports, to facilitate orderly development around airports, and to control and minimize impacts on surrounding activities. It is also the intent of this overlay to encourage land use patterns which are appropriate for the airport vicinity and public safety by avoiding concentrations of population. Standards are provided to ensure an attractive entrance to the area in order to encourage trade and commerce and thereby maintain economic vitality.

### **4.8.2 Applicability**

The Airport Overlay applies to properties in the vicinity of Raleigh-Durham Airport. The specific boundaries are defined on the Official Zoning Map and are imposed on property as an addition to the underlying zoning district. The boundaries generally follow physical boundaries which are identifiable on the landscape and are related to the airport noise contours as determined by the Raleigh-Durham Airport Authority. The Airport Overlay is divided into two suboverlays which are further described below:

#### **A. Area A**

Shall be that area found within the 65 Ldn of the Raleigh-Durham Airport and shown on the Official Zoning Map.

#### **B. Area B**

Shall be that area located outside the 65 Ldn but within the 60 Ldn of the Raleigh-Durham Airport and shown on the Official Zoning Map.

### **4.8.3 Permitted Uses**

#### **A. Permitted Uses in Area A**

Only agricultural and residential uses permitted in the RR District shall be allowed.

#### **B. Permitted Uses in Area B**

All uses permitted in the underlying zoning district shall be permitted with the exception of outdoor firing ranges.

#### **C. Prohibited Lighting in Area A and B**

The lighting types below shall not be permitted:

1. Any moving, pulsating, flashing, rotating, or oscillating light, which may interfere with air traffic other than navigational markings or lights marking potential obstructions in accordance with Federal Aviation Administration requirements.
2. Flood lights, spot lights, or other lighting devices which are not shielded so as to prevent illumination in an upward direction.
3. Any light which constitutes a "misleading light" within the meaning of Federal Aviation Administration regulations.

#### **D. Prohibited Electronic Signals in Area A and B**

Any electronic impulse or signal which interferes with communications between aircraft and the airport, or which interferes with established navigation aids shall be prohibited.

**E. Prohibited Heights in Area A and B**

Structures and signs of a height which obstruct the takeoff and landing of aircraft, as determined by the Federal Aviation Administration, shall be prohibited.

**4.8.4 Additional Requirements**

- A.** The Raleigh-Durham Airport Authority shall have the opportunity to review applications for a zoning map change, subdivision, or site plan approval within the airport overlay prior to a decision by the approving authority. All development shall also comply with the airspace regulations adopted by the Raleigh-Durham Airport Authority. Whenever said airspace regulations impose more stringent requirements or limitations than are required by this Ordinance, the provisions of the airspace regulations shall prevail.
- B.** Residential development within the Airport Overlay shall demonstrate that aircraft noise exposure within the dwellings shall not exceed decibel levels of 45 Ldn and be certified by an acoustical engineer or a board certified member of the Institute of Noise Control Engineering. Measures for reducing noise exposure may include: orientation of structures, design standards, landscaping, or construction materials used in walls, windows, doors, roofs, floors, or ceilings. Design guidelines for noise reduction are available from publications of the Raleigh-Durham Airport Authority.
- C.** Residential development within the Airport Overlay shall ensure that purchasers of the dwellings will be notified that the property may be subject to noise exposure from aircraft using Raleigh-Durham Airport. Measures used to notify purchasers may include notices on plats or deeds.
- D.** Nonconforming uses may be continued subject to the regulations found elsewhere in this Ordinance. However, no building permit shall be issued which would allow a greater hazard (for example: more units, or brighter lighting) to public safety than existed at the time of adoption of this Ordinance.

## **Sec. 4.9 Major Transportation Corridor Overlay (-MTC)**

### **4.9.1 Purpose**

The MTC Overlay is established to enhance the economic and aesthetic appeal and orderly development of properties adjacent to major transportation corridors. Certain arterial streets, parkways and expressways are of critical importance to Durham City and County. Rights-of-way carrying high volumes of traffic are image makers for Durham City and County. They act as entryways for visitors and residents and also serve as an indicator of the quality of life found in the area. Standards are provided to ensure that thoroughfares in this overlay develop with improved traffic efficiency and safety by reducing visual clutter and avoiding inappropriate site design.

### **4.9.2 Applicability**

The MTC Overlay shall apply to all property within 1,250 feet of a designated major thoroughfare, and may extend up to 2,500 feet at intersections. The actual boundaries shall be determined at the time of adoption of the MTC Overlay and shall be shown on the Official Zoning Map. The MTC Overlay shall be measured perpendicular to the edge of:

- A. The right-of-way of the limited access highway; or
- B. The right-of-way for a frontage road, if present.

### **4.9.3 Buffer Requirements**

#### **A. Location of Buffers**

A buffer shall be provided along the perimeter of the property line adjacent to the designated major thoroughfare right-of-way.

#### **B. Buffer Width**

1. The buffer width shall be no less than 30 feet and no more than 100 feet. The actual buffer width shall be determined at time of adoption of the overlay. In determining the width of the buffer, the governing body shall consider the following factors:
  - a. The topography of the area;
  - b. The existing and proposed land uses;
  - c. The size of the adjacent parcels;
  - d. The traffic volumes of the corridor; and
  - e. Any additional factors the governing body deems reasonable in carrying out the purpose of the Ordinance.
2. The following buffer widths shall be provided for the following designated major thoroughfares:

MTC Overlay	Buffer Width	Segment
I-40	100 ft.	Orange County line to Research Triangle Park
I-40	100 ft.	Research Triangle Park to Wake County line
I-85	50 ft.	Avondale Ave. to US Highway 70
I-85	100 ft.*	US Highway 70 to Granville County line
I-540	50 ft.	Wake County line to Wake County line

\* - a buffer reduction is allowable under paragraph 4.9.3.D, Adjustments to the Required Buffer

### C. Permitted Activity in Buffer Area

1. Within the buffer area, existing vegetation shall be maintained in a natural, undisturbed state. In areas where the existing vegetation provides inadequate screening, the property owner or applicant shall install vegetation that meets the opacity standards of paragraph 9.4.4.A, Natural Buffers Required.
2. When necessary, transportation corridors and utility easements may cross the required buffer area. Such crossings shall be designed to minimize clear views through the required buffer. The nature and limits of such intrusions shall be shown in detail on all site plans or subdivision plats associated with the crossing.
3. Trails may not intrude laterally into the buffer for distances greater than 50 feet. Trails shall meander to avoid natural features and to prevent clear views through the buffer. Selective thinning may be allowed; however, no tree over 12 inches in caliper shall be removed for the trail. The maximum trail width shall be ten feet. Trails shall be shown on all site plans and subdivision plats associated with the trail.
4. **Walls or fences**  
Except as provided in paragraph 4.9.3D, Adjustments to the Required Buffer, walls or fences shall not be constructed within the buffer area.

### D. Adjustments to the Required Buffer

1. Within areas of I-85 MTC Overlay where the required buffer width is identified as 100 feet in paragraph 4.9.3B, Buffer Width, the buffer width can be reduced to 50 feet if the following conditions are met:
  - a. On properties proposed for residential purposes, with at least 900 feet of uninterrupted frontage along the limited access highway or frontage road, if present, a noise barrier is built to the NCDOT noise policy and to match existing NCDOT noise barriers; and,
  - b. On properties proposed for nonresidential purposes that provide a buffer with 80% opacity as defined in paragraph 9.4.5, Constructed Buffer.
2. The buffer width and amount of landscape materials may be reduced through the issuance of a Major Special Permit pursuant to 3.9, Special Use Permit, considering the following issues in addition to the findings set forth in paragraph 3.9.8, Criteria for Approval of Major and Minor Special Use Permits.

- a. The topography of the area; and
- b. The size of the parcel of record.

#### **4.9.4 Freestanding Signs**

Freestanding signs within the MTC Overlay shall not exceed 12 feet in height.



## Sec. 4.10 Historic Districts Overlay (-H)

### 4.10.1 Purpose

Historic District Overlays may be established to protect and preserve areas and landmarks with special significance in terms of prehistorical, historical, architectural or cultural importance, and possesses integrity of design, setting, materials, feeling and association.

### 4.10.2 Designation

- A. Historic Districts Overlays may be designated by the governing body after the Historic Preservation Commission (HPC) deems and finds that the area is of special significance in terms of its prehistorical, historical, architectural, or cultural importance, and possesses integrity of design, setting, materials, feeling, and association.
- B. Procedures for designation of Historic District Overlays shall be found in Sec. 3.16, Historic or Landmark Designation.

### 4.10.3 Applicability

All development within a locally designated historic district shall comply with the requirements contained in this section. In addition, all development within a locally designated historic district shall comply with the requirements of any underlying zoning district, except as otherwise required by this ordinance.

### 4.10.4 Standards

General standards that apply to all Historic District Overlays may be developed; however, each individual overlay may have additional specific standards that apply specifically to one overlay.

### 4.10.5 Downtown Historic District Overlay

- A. Development in the Downtown Historic District Overlay shall comply with the standards of this subsection, in addition to the standards of the adopted *Downtown Durham Historic Preservation Plan* and the general standards of the Downtown Design District.
- B. In the event of a conflict between applicable standards, the following standards shall take precedence in the order listed below:
  - 1. The *Downtown Durham Historic Preservation Plan*, through approval of an applicable certificate of appropriateness.
  - 2. The standards of this subsection.
  - 3. The standards of the Downtown Design District.
  - 4. All other applicable standards of this Ordinance.
- C. **Build-to Line**

Development in the Historic District Overlay shall conform to established build-to lines. The build-to line requirement shall be:

  - 1. If buildings exist adjacent to the property on either side, the build-to line shall be at or between the two established street facade locations;

2. If an adjacent building exists on only one side of the property, the build-to line shall be within two feet of the existing street facade location; or
3. If no adjacent buildings exist, the corresponding DD sub-district build-to line shall apply.
4. On corner lots, the standards of this section shall apply for each street facade.

**D. Building Step-Backs**

Building step-backs shall meet the preservation plan requirements through the issuance of a COA and shall be exempt from the height articulation requirements of 6.12.3D.2.

**E. Height**

1. Maximum height shall be determined by the underlying DD sub-district.
2. The HPC may allow height greater than that of the highest 'pivotal' or 'contributing' structure (as assigned in the Downtown Durham Historic District Preservation Plan) only by making the following additional findings:
  - a. The proposed development allows for adequate light, air and open space access to adjacent properties; and
  - b. Given consideration of the height of structures in the immediate vicinity, the proposed development does not adversely affect the character of the historic district.
3. The HPC may limit height below the maximum allowed in order to find that the proposal is consistent with the Downtown Durham Historic District Preservation Plan.

**F. Siting**

New construction placement shall maintain and enhance vistas of historic structures.

**G. Architectural Standards**

For development on sites with more than 50 feet of street frontage, the massing or facades of new buildings shall be varied or employ a level of architectural detailing sufficient to ensure visual interest.

**Commentary:** Building variations to ensure visual interest may include recesses and projections, changes in building materials, changes in fenestration patterns, roofline variations, or decorative elements.

## Sec. 4.11 Watershed Protection Overlay

### 4.11.1 Purpose

- A. The purpose of the Watershed Protection Overlay is to preserve the quality of the region's drinking water supplies through application of the development standards in Article 8, Environmental Protection. In general, water supply protection will be accomplished by establishing and maintaining low intensity land use and development on land near the region's water supply rivers and reservoirs. Where high density development is desired, water supply protection will be accomplished through the use of engineered stormwater controls. The overall objective is to:
1. Reduce the risk of pollution from stormwater running off of paved and other impervious surfaces; and
  2. Reduce the risk of discharges of hazardous and toxic materials into the natural drainage system tributary to drinking water supplies.
- B. Watershed protection regulations shall be adopted by the City of Durham and Durham County in accordance with the requirements of the North Carolina Environmental Management Commission, Title 15A NCAC 2B .0100, .0200 and .0300, (adopted pursuant to NCGS §143-214.5) and in accordance with NCGS §160A-381 through 383, and NCGS §153A-340 through 342.

### 4.11.2 Establishment of the Districts

- A. The following six Watershed Overlays shall be established for lands within the watersheds of public drinking water rivers and reservoirs. Each Watershed Overlay is divided into two areas, a Critical Area (A) and a Protected Area (B), based on their distance from the protected water supply and ridge lines that define the drainage basin.

Overlay	Designation	General Location
M/LR-A	Lake Michie/Little River District A	One mile from the 341 foot MSL normal pool of Lake Michie and from the 355 foot MSL normal pool of the Little River Reservoir, or to the ridge lines defining their drainage basins, whichever is less.
M/LR-B	Lake Michie/Little River District B	The portion of the drainage basins of Lake Michie and the Little River Reservoir not covered by M/LR-A.
F/J-A	Falls/Jordan District A	One mile from the 251.5 foot MSL normal pool of Falls Reservoir and from the 216 foot MSL normal pool of the Jordan Reservoir, or to the ridge lines defining their drainage basins, whichever is less.
F/J-B	Falls/Jordan District B	From the edge of F/J-A Overlay to five miles from the normal pool of the Falls Reservoir and the Jordan Reservoir, or to the ridge lines that define their drainage basins, whichever is less.
E-A	Eno River District A	One mile from and draining to the Eno River water intake.
E-B	Eno River District B	From the edge of E-A to 10 miles from the Eno River water intake, or to the ridge lines that define the drainage area of the intake, whichever is less.

- B. The general boundaries of the Watershed Overlays are defined by the distance from the normal pool and ridge line criteria described above, with rights-of-way and property lines used to determine inclusion or exclusion in the Watershed Overlay.

- C. The general boundaries and the parcels included within these boundaries are shown on the map entitled "Watershed Overlays Parcels Map", which is included by reference and adopted as part of this Ordinance.
- D. Where a general boundary crosses a parcel, parcels one-half acre or less shall be excluded from the Overlay, and parcels greater than one-half acre shall be included. Upon adoption of this Ordinance, the parcels included in each Overlay and their Watershed Overlay designation shall be shown on the Official Zoning Map.

#### 4.11.3 Rules for Interpretation of Overlay Boundaries

- A. When a property is divided by one or more of the arcs representing the one half-mile, the one-mile, or the five-mile distance from the reservoir, or by the ridgeline that defines the water supply reservoir, a request can be submitted for an interpretation of the Watershed Overlay boundary through the City-County Planning Department. The request can be submitted by any individual and shall include sufficient information to enable the Planning Director to make a recommendation to the governing body and NC Environmental Management Commission (EMC), as appropriate.
- B. For all requests, the Planning Director will evaluate the request and will seek approval from the appropriate governing body for submission to the NC Environmental Management Commission (EMC). Upon such approval, the Planning Director will submit the proposed Watershed Overlay boundary change to the EMC, in accordance with 15A NCAC 02B .0104(o). Upon approval by the EMC, the Planning Director will complete the interpretation and modify the Watershed Overlay boundary in accordance with the interpretation. All such changes shall be shown on the Official Zoning Map and the Watershed Overlays Parcels Map, which shall be maintained by the Planning Department.

**Commentary.** The NC Administrative Code, in Rule 15A NCAC 02B .0104(o), states that all revisions (expansions and deletions) to the Environmental Management Commission (EMC) adopted critical and protected area boundaries or to the local government's interpreted critical and protected area boundaries must be approved by the EMC prior to adoption by the local government.

- C. The Planning Director, or designee, shall interpolate the general boundary as shown on the Watershed Overlays Parcels Map, but may vary it to exclude lots of one-half acre or less in a proposed subdivision. In addition, the Planning Director, or designee, may use identifiable physical features, such as roads, streams or easements, as boundaries if they approximately coincide with the interpolated general Overlay boundary. All such changes shall be shown on the Development Tier Map, the Official Zoning Map, and the Watershed Overlays Parcels Map, which shall be maintained by the Planning Department.

#### 4.11.4 Nonresidential Land Use Restrictions

Nonresidential land uses shall be restricted in accordance with the following table and Sec. 8.7, Watershed Protection Overlay Standards.

Overlay	Development Restrictions
<b>M/LR-A</b>	All industrial uses listed in paragraph 5.2.7, Industrial Use Categories, and the sale of fuel for motor vehicles shall be prohibited.
<b>M/LR-B</b>	All Industrial uses listed in paragraph 5.2.7, Industrial Use Categories, shall be prohibited.
<b>F/J-A</b>	<p>Except in the Rural Tier, nonresidential uses shall be prohibited, except that public and civic uses listed in paragraph 5.2.4, Public and Civic Use Categories, commercial uses listed in paragraph 5.2.5, Commercial Use Categories, office uses listed in paragraph 5.2.6, Office Use Categories, and light industrial uses listed in paragraph 5.2.7A, Light Industrial Service, shall be permitted on land zoned for such uses (see Sec. 5.1, Use Table) as of September 28, 1992, provided that they do not manufacture, distribute or warehouse for distribution nuclear materials or substantial quantities of hazardous materials. Such uses may be permitted to store for on-site use or produce as a waste product nuclear materials or substantial quantities of hazardous materials, subject to the requirements of paragraph 8.7.2G, Hazardous and Nuclear Materials, provided that they maintain a 1000-foot natural vegetated buffer from the normal pool of the reservoir except when located in a special flood hazard area.</p> <p>Land already zoned for one of the above uses may be rezoned to permit one of the above nonresidential uses, except for commercial uses, in accordance with the procedures of Sec. 3.5, Zoning Map Change.</p> <p>Within the Rural Tier, nonresidential uses shall be prohibited except that uses allowed in the CN District may be permitted. The sale of fuel for motor vehicles shall be prohibited.</p>
<b>F/J-B</b>	Municipal solid waste landfill facilities that are constructed and operated in accordance with N.C. Administrative Code Title 15.A.13.B. Sec. 1600 shall be permitted except when located in a special flood hazard area. Within the Rural Tier, commercial uses listed in paragraph 5.2.5, Commercial Use Categories, office uses listed in paragraph 5.2.6, Office Use Categories and industrial uses listed in paragraph 5.2.7, Industrial Use Categories, that manufacture, distribute, warehouse for distribution, store for on-site use, or produce as a waste product nuclear material or substantial quantities of hazardous materials (except when located in a special flood hazard area) shall be subject to the requirements of Sec. 8.7, Watershed Protection Overlay Standards.
<b>E-A</b>	Industrial uses listed in paragraph 5.2.7, Industrial Use Categories, shall be prohibited. The sale of fuel for motor vehicles shall be prohibited.
<b>E-B</b>	Within the Rural Tier, commercial uses listed in paragraph 5.2.5, Commercial Use Categories, office uses listed in paragraph 5.2.6, Office Use Categories, and industrial uses listed in paragraph 5.2.7, Industrial Use Categories, that manufacture, distribute, warehouse for distribution, store for on-site use, or produce as a waste product nuclear material or substantial quantities of hazardous materials (except when located in a special flood hazard area) shall be subject to the requirements of Sec. 8.7, Watershed Protection Overlay Standards.

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